

When Recorded Return to:  
DEVIN R. GARDNER  
2914 Schuller Place  
Mount Vernon WA 98273



200705210161  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: IMV2485 MKP Title Order No: IC42387

### STATUTORY WARRANTY DEED

THE GRANTOR, **BONNIE J. WOODMANSEE**, formerly known as and who acquired title as **BONNIE J. JENSEN**, a single woman, as her separate estate,

for and in consideration of **One Hundred Eighty-Five Thousand and 00/100...(\$185,000.00) DOLLARS**, in hand paid, conveys and warrants to

**DEVIN R. GARDNER**, a married man as his sole and separate property,

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 45, PLAT OF BAKERVIEW WEST, according to the Plat thereof recorded in Volume 17 of Plats, Pages 13 through 16, records of Skagit County, Washington.

Tax Parcel Number(s): 4719-000-045-0000 P113659

**Subject to: Restrictions, reservations and easements of record; and** Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action a a public nuisance.

Dated: May 17, 2007

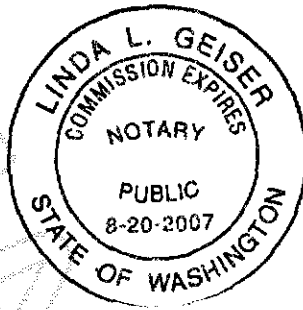
  
BONNIE J. WOODMANSEE

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that BONNIE J. WOODMANSEE is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-18-07

Linda L. Geiser  
LINDA L. GEISER  
Notary Public in and for the State of Washington  
Residing at Mt. Vernon  
My appointment expires: 8-20-07



2376  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**MAY 21 2007**

Amount Paid \$ 3298.00  
Skagit Co. Treasurer  
By Jkm Deputy



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Skagit County Auditor